VILLAGE OF QUOGUE
DESIGN REVIEW BOARD
PUBLIC MEETINGS
FRIDAY, OCTOBER 16, 2026

Pursuant to §103-a of the New York State Public Officer's Law and Local Law No. 3 of 2022, this public hearing of the Design Review Board was held as a hybrid meeting in a combination of both in-person and videoconference (i.e. ZOOM).

Members present in person: Chairperson Judith McDermott, Mark Seigel, Mark Stevens, Alternate Member Sarah Adams, Alternate Member Victoria Sartorius

Members present via ZOOM: Sally Booth

Members absent: Paula Prentis

Other's present in person: Village Attorney Wayne Bruyn, Village Chief Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, Office Assistant Tara Mahon, Tanya Glen, Josh Rosensweig, David Griffin, William F. Heine, Chester Murray

Others present via ZOOM: David Baris, Larry Goodman, Andrea Goodman, Ed Tolley

Call to Order by Chairperson Ms. McDermott at 11:04 a.m.

Minutes Approval
Public Hearing Meeting of September 18, 2026
Board Chairperson Ms. McDermott made a motion to approve the minutes of the September 18, 2026 meeting, and Mr. Seigel seconded the motion. All board members voted aye.

Approval of Alternate Voting Member
Board Chairperson Ms. McDermott made a motion to approve Victoria Sartorius as a voting member in Paula Prentis absence, and Mr. Seigel seconded the motion. All board members voted aye.

Board Chairperson Ms. McDermott made a motion to approve Sarah Adams as a voting member. Sally Booth was present remotely via Zoom. Mr. Seigel seconded the motion. All board members voted aye.

Next Meeting: November 20, 2026

Brett D. Yacker and Dale R. Kalikow – Application 35 Old Depot Road, SCTM# 902-3-6-12

Mr. Heine approached the board and presented the application of the construction of a two-story addition to an existing single-family two-story dwelling.

Mr. Heine presented to the board digital color renderings of the proposed addition.

Ms. Adams questioned how many proposed windows are to be added to the two-story dwelling.

Mr. Heine referred to the presented renderings to show present windows and the proposed windows to be added.

Chairperson Ms. McDermott questioned if there are any changes to be made to the current driveway.

Mr. Heine confirmed there is to be no change in the current driveway.

Chairperson Ms. McDermott questioned if a garage is on the property.

Mr. Heine confirmed there is no garage on the property.

Chairperson Ms. McDermott questioned if the trees in front of the property are to be removed.

Mr. Heine confirmed the trees in the front of the property are to remain.

Mr. Stevens questioned if there is to be a change in the septic system.

Mr. Heine confirmed there is to be a change in the septic system location.

Chief Building Inspector Mr. Nowak stated the change in location is acceptable.

Mr. Stevens questioned if any changes are to be made to the rear of the dwelling.

Mr. Heine confirmed no changes are to be made to the rear of the dwelling.

Chairperson Ms. McDermott opened the floor to the community for public comment.

There were no more public comments and Chairperson Ms. McDermott made a motion to close the hearing and Mr. Seigel second the motion. All board members voted aye.

Chairperson Ms. McDermott made a motion to approve and Mr. Seigel seconded the motion. All board members voted aye.

Edward P. Tolley III and Therese K. Tolley
Application 41 Quaquanantuck Lane, SCTM# 902-10-2-56

Mr. Rosensweig and Mr. Griffin approached the board and introduced themselves from Austin Patterson Disston Architects to represent Edward and Therese Tolley.

Chairperson Ms. McDermott questioned whether the affidavit of mailings had been sent. Mr. Rosensweig confirmed that the affidavit had been completed. Ms. Mahon also confirmed that the affidavit was complete.

Mr. Rosensweig presented to the board color rendering boards of the proposed construction of a single-family two-story dwelling with attached two car garage, pool, covered porch, patio and deck and also the landscaping.

Mr. Rosensweig discussed the landscaping and pond on the property that is shared with the neighbors.

Mr. Rosensweig stated the pond is within the Department of Environmental Conservation purview and there is a buffer zone at the pond. The buffer is established and has room to grow.

Mr. Rosensweig presented to the board three boards of the color renderings to show changes made since submission of application from the board's comments.

Mr. Rosensweig presented to the board samples of the color of the windows as an architectural bronze and not black.

Mr. Rosensweig presented to the board samples of the Alaskan yellow cedar siding to show how its ages and the true color from the color renderings submitted.

Mr. Rosensweig presented to the board samples of the roof standing seam verse asphalt and discussed the two.

Chief Building Inspector Mr. Nowak questioned if the grade is in conformance with the Department of Environmental Conservation permit. The amount of fill particularly in the pool area. Mr. Rosensweig stated yes, they are in conformance with the Department of Environmental Conservation permits. Mr. Nowak questioned how much of a reveal is on the front of the pool. Mr. Rosensweig confirmed enough to act as a New York State guard rail and act as a natural barrier. Mr. Nowak requested less fill to be in the area due to vegetation growth. Mr. Rosensweig stated a review is to take place.

Chief Building Inspector Mr. Nowak questioned the type of concrete for the pool.

Mr. Griffin stated the concrete is to be a cove finish concrete.

Ms. Adams commented on the type of the current driveway and questioned if it would remain after construction. Mr. Rosensweig stated yes, it is to remain as the English style tire tracks.

Mr. Bruyn stated the notice is for demolition of the existing one-story dwelling, deck and steps. Chairperson Ms. McDermott questioned if the existing dwelling is to be demolished. Mr. Rosensweig stated yes, the existing is to be demolished.

Chairperson Ms. McDermott questioned if anything from the existing dwelling is to be saved and used in the proposed dwelling. Mr. Rosensweig stated the bricks from the chimney are to be saved.

Chairperson Ms. McDermott opened the floor to the community for public comment.

Ms. Tanya Glen, neighbor, was present and raised concerns regarding the shared driveway of 41 Quaquanantuck Lane and 43 Quaquantuck Lane.

Mr. Rosensweig stated communication lines to remain open between neighbor, architect and contractor regarding the shared driveway during construction.

There were no more public comments and Chairperson Ms. McDermott made a motion to close the hearing and Mr. Seigel seconded the motion. All board members voted aye.

Mr. David Baris (via Zoom), neighbor, raised concerns that insufficient information had been provided to recommend either approval or denial of the application and, more importantly, questioned whether the Design Review Board had the information necessary to make an informed decision.

Mr. Rosensweig reviewed the proposed application and spoke of the neighborhood.

Mr. Bruyn questioned whether the property is in the historic district of Quogue or the structure is a contributing structure.

Mr. Rosensweig confirmed the property is not in the historic district and the structure is not a contributing structure to the historic district of Quogue.

Mr. Rosensweig confirmed there is only one structure on the property to be demolished.

There were no more public comments and Chairperson Ms. McDermott made a motion to close the hearing and Mr. Seigel seconded the motion. All board members voted aye.

Chairperson Ms. McDermott made a motion to approve with the condition of Mr. Rosensweig to submit revised design review board application and revised plans to show the metal roof color change, connectors color change and the chimney to the Chantilly lace color. Mr. Seigel seconded the motion. All board members voted aye.

Closing

The meeting was adjourned at 11:54 p.m.

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Tara A. Mahon Date